



THE CITY OF SAN DIEGO

Publication Date: January 30, 2015
Requesting Department: Development Services
Type of Notice: Public Hearing

DATE OF MEETING: MONDAY, FEBRUARY 23, 2015*
TIME OF MEETING: 2:00 P.M.
PLACE OF MEETING: COUNCIL CHAMBERS, 12th FLOOR,
CITY ADMINISTRATION BUILDING,
202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

PROJECT TYPE: Process Five: Rezone, Amendments to the General Plan, Municipal Code, Community Plan and Precise Plan, Vesting Tentative Map (including a public right-of-way and easement vacations), Site Development Permit, Conditional Use Permit, Neighborhood Development Permit. Environmental Impact Report, including a water supply assessment.

PROJECT NO: 193036
PROJECT NAME: ONE PASEO
APPLICANT: Kilroy Realty Corporation

COMMUNITY
PLAN AREA: Carmel Valley
COUNCIL DISTRICT: 1

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
CITY PROJECT MANAGER/PHONE: Renee Mezo at 619-446-5001 /
rmezo@sandiego.gov

PLEASE ACCEPT THIS AS A NOTICE TO INFORM YOU, as a property owner, tenant or interested citizen, that the Council of The City of San Diego, California will conduct a public hearing, as part of a scheduled City Council meeting, on the following project:

As a property owner, tenant or person who has requested notice, you should know that the City Council will hold a public hearing to approve, conditionally approve, or deny the application for a Rezone from the Carmel Valley Planned District (CVPD) EC Zone to a newly created CVPD-MC (Mixed-Use Center) Zone, Amendments to the General Plan/Community Plan, the Municipal Code and Precise Plan, a Vesting Tentative Map (including public right-of-way and easement vacations), a Site Development Permit, a Conditional Use Permit and a Neighborhood Development Permit for the development of a mixed-use project.

The project includes approximately 1,454,000 square-feet of retail, commercial office, a cinema and 608 multi-family residential units. The 23.6-acre vacant parcel is located south of Del Mar Heights Road between El Camino Real and High Bluff Drive, a quarter mile east of Interstate 5 and one mile north of State Route 56.

This project went before the Planning Commission on 10/2/14 where public testimony was taken and then continued to 10/16/14. On 10/16/14 Commissioner Quiroz made the following motion: We agree in concept that the project is good but are unable to recommend city council approval at this time based on the following considerations:

1. The Statement of Overriding Considerations needs to be bulked up.
2. Bulk and scale is a concern related to height. Height should be reduced.
3. In order to address any visual impacts of walls and buildings adjacent to the right-of-way, all development (buildings or walls) along the roadway needs to include visual interest and artwork to enhance the visual appearance of the project.
4. Special events at the project site should not generate additional traffic impacts to community.
5. If City or property owner proposes traffic improvements above and beyond what we know in the community today, this applicant will not oppose inclusion in a reimbursement district to build those improvements because they will benefit from those improvements.
6. Include Option B cycle track as a priority, to the satisfaction of the City Engineer.
7. Project should include a designated point of contact during construction to respond to issues and to interact with the community.
8. Design features that implement a storm water/wastewater recapture/reuse system. Use grey water recovery systems.
9. Use of “energy star” and “water sense” or equivalent fixtures included in all components of the project.
10. In the Transportation Demand Management (TDM) plan, expand the shuttle system to accommodate the lunch hour in addition to the peak hours.
11. Include a transportation demand response component to the project.

Commissioner Whalen seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Golba, Haase, Quiroz, Wagner and Whalen voting yea and with Commissioners Austin and Peerson recusing.

ZONE DESCRIPTIONS

Below are brief descriptions of the current and proposed permitted uses of the above property. Full and complete information should be obtained by referring to the appropriate Municipal Code Sections.

The project site is currently zoned CVPD-EC (Employment Center) which is intended for industrial-office park use and office uses.

The project proposes to rezone the 28-acre site from the existing CVPD-EC zone to the CVPD-MC (Mixed Use Center) zone. The rezone affects 28 acres of the site because it extends to the centerline of Del Mar Heights Road and El Camino Real and therefore adds additional acreage for purposes of the rezone only. The purpose of the zone is to accommodate community-serving commercial services, retail uses and residential multi-family.

*** Unless otherwise noticed or stated on the record at the hearing, if an ordinance is approved and introduced by the City Council, it will automatically be scheduled for a hearing by the City Council for final passage at 10:00 a.m. on the Tuesday two weeks after the subject hearing.**

The decision of the City Council is final.

COMMUNICATIONS

This item may begin at any time after the time specified. Any interested person may address the City Council to express support or opposition to this issue. **Time allotted to each speaker is determined by the Chair and, in general, is limited to three (3) minutes;** moreover, collective testimony by those in support or opposition shall be limited to no more than fifteen (15) minutes total per side.

Those unable to attend the hearing may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-3862, Mail Station 2A; OR you can reach us by E-mail at: **Hearings1@sandiego.gov** or **FAX: (619) 533-4045**. All communications will be forwarded to the Mayor and Council.

If you wish to challenge the Council's actions on the above proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the City Council at or prior to the public hearing. All correspondence should be delivered to the City Clerk (at the above address) to be included in the record of the proceedings.

This material is available in alternative formats upon request. To order information in an alternative format, or to arrange for a sign language or oral interpreter for the meeting, please call the Clerk's office at least 5 working days prior to the meeting at 533-4000 (voice) or 236-7012 (TT).

Notice Date: 013015
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ELIZABETH MALAND
SAN DIEGO CITY CLERK